

SABINE COUNTY APPRAISAL DISTRICT

BOARD OF DIRECTORS

NOTICE OF PUBLIC MEETING

Notice is hereby given that a Public Meeting will be held on

Wednesday, March 1, 2023 at 12:00pm

The Sabine County Appraisal Board of Directors will meet in a regular session on Wednesday, March 1, 2023. The meeting will begin at 12:00pm, and will be held at the Sabine County Appraisal District office located at 1910 Worth St., Hemphill, Texas.

- 2023-001 CALL MEETING TO ORDER
- 2023-002 ESTABLISH A QUORUM
- 2023-003 PUBLIC ACCESS
- 2023-004 SWEAR IN BOARD MEMBERS
- 2023-005 ELECT OFFICERS: CHAIRMAN, VICE CHAIRMAN, SECRETARY
- 2023-006 2023-007 APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 11, 2022
- 2023-007 DISCUSS / APPROVE EXPENDITURES FROM OCTOBER 1, 2022 THROUGH FEBRUARY 28, 2023
- 2023-008 REVIEW / APPROVE SUPPLEMENTS MADE TO THE CERTIFIED APPRAISAL ROLL FROM OCTOBER 11, 2022 THROUGH FEBRUARY 28, 2023
- 2023-009 APPROVE ARB MEMBERS
- 2023-010 REVIEW & VERIFY ANNUAL CONTRACTS:
 - 1. SOUTHWEST DATA SOLUTIONS - \$19,016
 - 2. PICTOMETRY - \$15,500
 - 3. PRITCHARD & ABBOTT - \$11,000
- 2023-011 DISCUSS PROPERTY VALUE STUDY FOR 2022 FROM THE STATE COMPTROLLER'S OFFICE
- 2023-012 DISTRICT REPORT
- 2023-013 ADJOURNMENT

Items do not above to be taken in the same order as shown on the agenda.
If during the course of the meeting, any discussion of any items on the agenda should be held in executive session, the board will convene in such executive or closed session in accordance with the Open Meeting Texas Government Code Chapter 551.

Tina Ford – Chief Appraiser
Sabine County Appraisal District

FILED FOR RECORD
AT 8:05 O'CLOCK A M

FEB 27 2023

Jamie Clark
Clerk, County Court, Sabine County
By Angie Doney DEPUTY

The Sabine County Appraisal District Board of Directors met in a regular session on Wednesday, March 1, 2023 at noon. The following members were present:

Lloyd Ford	Chairman---County Representative
Andrew Mills	County Representative
George Young	Sabine County Hospital Representative
Thad Smith	City of Hemphill

Also present: Tina Ford and Yvette Holman from Sabine County Appraisal District.

AGENDA ITEM 2023-001 CALL MEETING TO ORDER

Chairman Lloyd Ford called the meeting to order at 12:10 pm.

AGENDA ITEM 2023-002 ESTABLISH A QUORUM

Chairman Lloyd Ford acknowledged that a quorum had been established.

AGENDA ITEM 2023-003 PUBLIC ACCESS

Chairman Lloyd Ford acknowledged that there were two members of the public present.

AGENDA ITEM 2023-004 SWEAR IN BOARD MEMBERS

Yvette Holman swore in all board members present.

AGENDA ITEM 2023-005 ELECT OFFICERS: CHAIRMAN, VICE CHAIRMAN,
SECRETARY.

Andrew Mills motion to elect Lloyd Ford as Chairman, Thad Smith second the motion all members present was in favor and the motion carried.

Andrew Mills motion to elect George Young as Vice-Chairman, Thad Smith second the motion and all members present was in favor and the motion carried.

Andrew Mills motion to elect Sheilah Martin as Secretary, Thad Smith second the motion all member present was in favor and the motion carried. All officers present was administered the Oath of Office by Yvette Holman.

Chairman Lloyd advised the Board that he had Chief Appraisal Tina Ford to printout some very good information to give to the board to take home and read over in reference to Pritchard and Abbott about what they do for the Appraisal District and what they look at, as for as their contract they have with the Appraisal District. It gives the number of parcels the Appraisal District has in prior years and what they have now. Chairman Ford said the printout has information about property with Personal Minerals & Real Properties also Business Accounts. The Business accounts gave knowledge of what was going on in the Oilfields. Chairman Ford stated to the board that Pritchard and Abbott cares, and you can ask them good questions and they would give good answers. He also said if the board has any questions that Tina Ford will get the information for them.

AGENDA ITEM 2023-006

APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 11, 2022.

Andrew Mills motion to approve the minutes from the October 11, 2022 Board of Directors Meeting. George Young second the motion all members present was in favor and the motion carried.

AGEND ITEM 2023-007

DISCUSS/APPROVE EXPENDITURES FROM OCTOBER 1, 2022 THROUGH FEBRUARY 28, 2023

Chief Appraiser Tina Ford went over the expenditures from January 2022-December 2022 see information in the board packet. The profit and loss sheet from January 2022-December 2022, Also the balance sheet as of December 2022. Chairman Lloyd Ford asked the board if they had any questions about Expenditure reports, no members present had questions, Chairman Ford request a motion to accept the Expenditure Reports. Thad Smith motion to accept the Expenditure Report. Andrew Mills second the motion all members present was in favor and the motion carried.

Tina Ford explained that at the end of the year the Appraisal District had about a 90-day left over in the budget, which is what it is supposed to have to start off the New Year.

AGEND ITEM 2023-008

REVIEW/APPROVE SUPPLEMENTS MADE TO THE CERTIFIED APPRAISAL ROLL FROM OCTOBER 1, 2022 THROUGH FEBRUARY 28, 2023

Tina Ford presented to the board a book of the changes and things that has been done in the office or to the Tax roll, voter changes or change of ownership. George Young motion to approve the supplements made to the Appraisal Roll from October 11, 2022 through February 28, 2023. Thad Smith second the motion, all members present was in favor motion carried.

AGEND ITEM 2023-009

APPROVE ARB MEMBERS

Chairman Lloyd Ford explained to the board that the Appraisal Review Board hears protests, they are appointed by Judge Mixon. Chairman Jerry Picard Jr., Secretary William Bailey, and Member Jesse Watson. Andrew Mills motion to approve the ARB Members. Thad Smith second the motion, all members present was in favor and the motion carried.

AGEND ITEM 2023-010

REVIEW & VERIFY ANNUAL CONTRACTS
1. SOUTHWEST DATA SOLUTION- \$19,016
2. PICTOMETRY- \$15,500
3. PRITCHARD & ABBOTT- \$11,000

Tina Ford explained to the board that Eagleview is a company that does the flyover they have the ability to see new things and structures. She said DETCOG pays half and the Appraisal District pays half of the bill. Andrew Mills asked Tina have she ever thought about getting an interacting map. He suggested to look in to BIS. He said that SRA has a grant call Community Assistance Grant that could help assist the Appraisal District with the mapping system. No action needed.

AGEND ITEM 2023-011

DISTRICT PROPERTY VALUE STUDY FOR 2022 FROM THE STATE COMPTROLLER'S OFFICE. Tina

Ford explained to the board that she did not have an Appraisal or a Real Property Appraiser (RPA), she had people working on their RPA, but they quit and it was hard trying to find an Appraiser that is willing to be outside, and it does not pay enough money.

Tina went over the information that was listed in the packet and explain to the board why taxes went up, she explained that the schedules was not updated in 2022, she did not have an Appraiser for 2022, She stated that Hemphill recap thru 2-27-23 Column-A total was above what the State approved for 2022 and 2023 is above what the State approved.

Tina said that Whitney has been Appraising, and she has contracted an Appraisal, so the Appraisal District was able to update the Schedule. She told the board that everybody in the County houses and mobile homes, were going up and structures are being updated to the higher market dollar, that is why they have grown in their appraiser value.

Board member Andrew Mills stated that he was representing the County and County Judge, Andrew said that you do not want to raise taxes so high that people would have to sell their home, and move away from here. Those are the people that want to make their homes here in a small town.

Board member Thad Smith ask Tina was it the same for everyone across the board, she said you cannot separate them, you must go by the category of the house, she explained that there are different levels of houses, the State will take all the sales on a category 3 or 4 and average them up and that is how they get their value. Thad Smith also asked Tina about the percentage of value for the year, she said it was about a minimum of 30 percent per person and that is what the State says.

Andrew told Tina that he speaks for the board and that they do not think that she has failed. Tina explained to the board that when the State says she has failed the Property Value Study, and that she is not in the box, it is extra hard on her, because they come in and wants Audios and wants to know who is Appraising, they want to know where did that appraiser go, how much time did they spent out in the field, they also look at the schedules.

Thad Smith asked Tina what was the increase over the last several years, she told him normally like 5 percent or zero market when the market changes. He also asked is it anyway to have the State to re-evaluate and bring their number down to meet our numbers.

Tina said she has been working with Linebarger who represent both School Districts. Paul Duvall is reappraising everything that they used and every sale they used. If you gave too much money, they could find it. Tina explained to the board that she doesn't get sales until a year behind; they are a non-disclosure State, they don't give anything until after you fail. Then you can request the sales. No action needed.

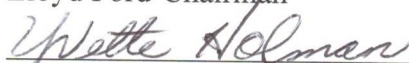
AGENDA ITEM 2023-12 DISTRICT REPORT

The district report was read by Tina Ford See attachment in packet. No action was required, as the report was for informational purposes only.

AGENDA ITEM 2023-13 ADJOURNMENT

Andrew motion to adjourn. Thad Smith second the motion all members present was in favor, and the motion carried, the meeting was adjourned at 1:20 pm.


Lloyd Ford-Chairman


Yvette Holman